

**Planning Board Agenda for  
City of Manchester, New Hampshire  
Planning Board  
Held on: March 23, 2006 at 6:00 p.m.  
One City Hall Plaza  
Manchester, NH 03101  
(603) 624-6450  
[planning@manchesternh.gov](mailto:planning@manchesternh.gov)**

**MANCHESTER PLANNING BOARD  
BUSINESS MEETING  
Thursday, March 23, 2006 – 6:00 p.m.  
City Hall, Third Floor, Aldermanic Chambers**

**I. ADMINISTRATIVE MATTERS: (See Enclosed)**

1. Approval of Minutes of Meetings held on January 26, 2006 & February 09, 2006.

**II. REGULATORY MATTERS: The staff may bring additional recommendations to the meeting.**

**(Tabled Items)**

2. S-05-2006 Property located at 31 Trolley Street, an application to subdivide property to create two (2) single family building lots – Eric Mitchell & Assoc., Inc. for Trolley Cross Development Corp.  
**Public Hearings: Feb. 09, 2006 & Mar. 09, 2006 [Recommendation]**
3. CU-01-2006 Property located at 835 Gold Street, an application for a conditional use permit for a change in use from distribution facility to large truck and heavy equipment sales, rental and repair facility – Woodland Design Group for 835 Gold Street Realty LLC  
**Public Hearing: February 09, 2006 [Staff Report]**
4. SP-01-2006 Property located at 835 Gold Street, an application for a conditional use permit and for site plan approval to occupy the property as a large truck and heavy equipment sales, rental and repair facility – Woodland Design Group for 835 Gold Street Realty, LLC  
**Public Hearing: February 09, 2006 [Recommendation]**
5. SP-04-2006 Property located at 1015 & 1019 Second Street & 760 S. Main Street, an application for site plan approval for the construction of a 3,925 sq. ft. convenience store, twelve (12) vehicle fueling stations, and a drive-through car wash – MHF Design Consultants, Inc. for ExxonMobil Corporation  
**Public Hearings: January 26, 2006, February 09, 2006 [Recommendation]**

**(Current items)**

6. S-11-2006 Property located at 77 Larchmont Road, an application to subdivide property to create an 8,100 sq. ft. single family building lot – Daniel Young for Wendy & Michael Becker  
**[Staff Report]**

7. SP-07-2006 Property located at 1571 S. Willow Street, an application for site plan approval for construction of a 6,000 sq. ft. retail building, with on-site parking – Appledore Engineering for McFarland Development, LLC **[Staff Report]**
8. CU-09-2006 Property located at 361-375 Massabesic Street, an application for a conditional use permit to provide an alternative parking arrangement pursuant with Section 10.02 (D) of the zoning ordinance – James Normand, Esq. for Lawson Family Trust **[Staff Report]**
9. S-37-2004 Property located at 10 Charlotte Street, a request to amend the conditions of  
(Amendment) subdivision approval granted on August 25, 2005 – LeClerc & Son Enterprises, LLC

### **III. OTHER BUSINESS ITEMS:**

10. M-03-2006 An application by 1 Oak Street, LLC for a voluntary merger of two (2) contiguous tracts at 1 Oak Street, TM 24, Lots 1 & 1A.
11. M-04-2006 An application by John and Bridget Gray for a voluntary merger of two (2) contiguous tracts at 221 Fremont Street, TM 503, Lots 30 & 31.
12. Discussion of letter from Director of Planning regarding a request for a release of funds in the S. Willow Street improvement account.
13. Review of new applications for determination of Regional Impact.
14. Any other business items from Staff or Board.